

RIVERSIDE COUNTY
PLANNING DEPARTMENT

Carolyn Syms Luna
Director

DATE: 10/20/10

TO: Clerk of the Board of Supervisors

FROM: Planning Department - Riverside Office

SUBJECT: NOTICE OF NONRENEWAL: AGN00161
(Charge your time to these case numbers)

The attached item(s) require the following action(s) by the Board of Supervisors:

- Place on Administrative Action (Receive & File; EOT)
 - Labels provided If Set For Hearing
 - 10 Day 20 Day 30 day
 - Place on Consent Calendar
 - Place on Policy Calendar (Resolutions; Ordinances; PNC)
 - Place on Section Initiation Proceeding (GPIP)
 - Set for Hearing (Legislative Action Required; CZ, GPA, SP, SPA)
 - Publish in Newspaper:
 - **SELECT Advertisement**
 - **SELECT CEQA Determination**
 - 10 Day 20 Day 30 day
 - Notify Property Owners (app/agencies/property owner labels provided)
- Controversial: YES NO

Designate Newspaper used by Planning Department for Notice of Hearing:
(3rd Dist) Press Enterprise and The Californian

Please schedule on the 11/2/10 BOS Agenda

Riverside Office · 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-3157

Desert Office · 38686 El Cerrito Road
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7555

"Planning Our Future... Preserving Our Past"

**SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**



FROM: TLMA - Planning Department

SUBMITTAL DATE:
October 6, 2010

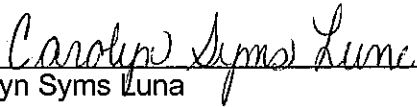
SUBJECT: Notice of Nonrenewal on a portion of land subject to a Land Conservation Contract within Rancho California Agricultural Preserve No. 4, Case No. AGN00161 – Applicant: LOUIDAR, L.L.C. (Louis Darwish).

RECOMMENDED MOTION:

AUTHORIZE the owner to serve a Notice of Nonrenewal on a portion of his land subject to an existing Land Conservation Contract.

BACKGROUND:

On October 14, 1970, John Poole Radio Properties Inc., entered into a contract with the County of Riverside pursuant to the California Land Conservation Act of 1965 (Williamson Act). The subject property is located within Rancho California Agricultural Preserve No. 4, Map No. 110. This land is now under the ownership of LOUIDAR, L.L.C. Pursuant to Section 51245 of the California Government Code, the Board of Supervisors may authorize a land owner to serve a Notice of Nonrenewal on a portion of the land under a contract. LOUIDAR, L.L.C. has served notice that they intend not to renew the agricultural contract on the portion of land identified in Map 1020 (attached). In the event that the Board of Supervisors authorizes such service, the Planning Department will process and record the Notice of Nonrenewal. The Notice of Nonrenewal was submitted at least 90 days prior to the end of calendar year 2010. Consequently, a new 10 year period will not begin on January 1, 2011. The contract, as it applies to the land subject to this Notice of Nonrenewal, will expire on January 1, 2020 (the completion of the 10 year period that began on January 1, 2010), unless a cancellation is approved and finalized prior to said date.



 Carolyn Syms Luna
 Planning Director

Initials
CSL:hs/dm

REVIEWED BY EXECUTIVE OFFICE

DATE

Tina Grande

Departmental Concurrence

Dept't Recomm.: Consent Policy
 Per Exec. Ofc.: Consent Policy

Prev. Agn. Ref.

District: Third

Agenda Number:

PLEASE COMPLETE THIS INFORMATION

RECORDING REQUESTED BY:

CLERK OF THE BOARD
DEPARTMENT
(CAC - 1st Floor)

AND WHEN RECORDED MAIL TO:

RETURN TO STOP#1010
Clerk of the Board
(CAC Bldg. - 1st Floor)

THIS SPACE FOR RECORDERS USE ONLY

NOTICE OF NONRENEWAL NO. AGND0101 FOR A PORTION OF PROPERTY
UNDER A LAND CONSERVATION CONTRACT

NOTICE IS HEREBY GIVEN pursuant to Section 51245 of the California Government Code that the undersigned, being all of the owners of the affected real property, elect not to renew Land Conservation Contract or Agreement dated 01/01/1971 and recorded on 10/14/1970 as Instrument No. 103843 in the Office of the County Recorder of Riverside County, California. The real property affected by this notice is located in the County of Riverside Agricultural Preserve No. 4, Map No. 110, dated 09/28/1970.

(See attached Legal)

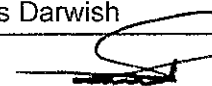
Assessor's Parcel Number(s) of land affected: _____
943-110-009, 943-120-014, & 943-120-023

ORIGINAL OWNER(S)

John Poole Radio Properties, Inc.

CURRENT OWNER(S)

Signature (Title and Company if applicable)
Louis Darwish

Print Name


Signature (Title and Company if applicable)
Louidar, LLC

Print Name


Signature (Title and Company if applicable)

Print Name

Signature (Title and Company if applicable)

Print Name

(All original and current owners must be listed)

Acknowledgement of Receipt
Nancy Romero, Clerk of the Board 

By: KECIA HARPER - IHEM Date: _____
Deputy

NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA)

COUNTY OF Riverside)

On Sept. 28, 2010 before me, MAKROUHI KRIS MAY
(Date) (Name and title of officer (e.g. "James Doe, Notary Public"))

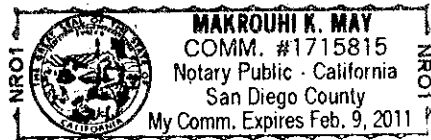
personally appeared Louis Darwish of Louidar, LLC who
(Name(s) of signer(s))

proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

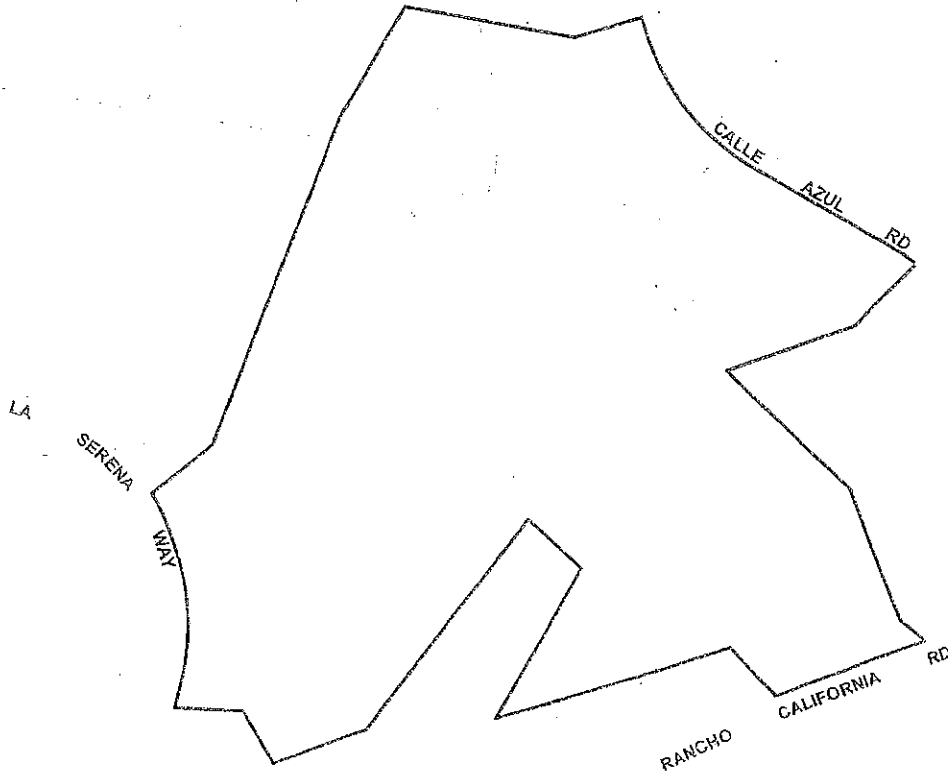
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

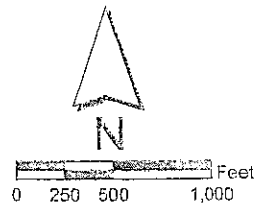
[Signature]
Notary Public



MAP NO. 110 RANCHO CALIFORNIA AGRICULTURAL PRESERVE NO. 4



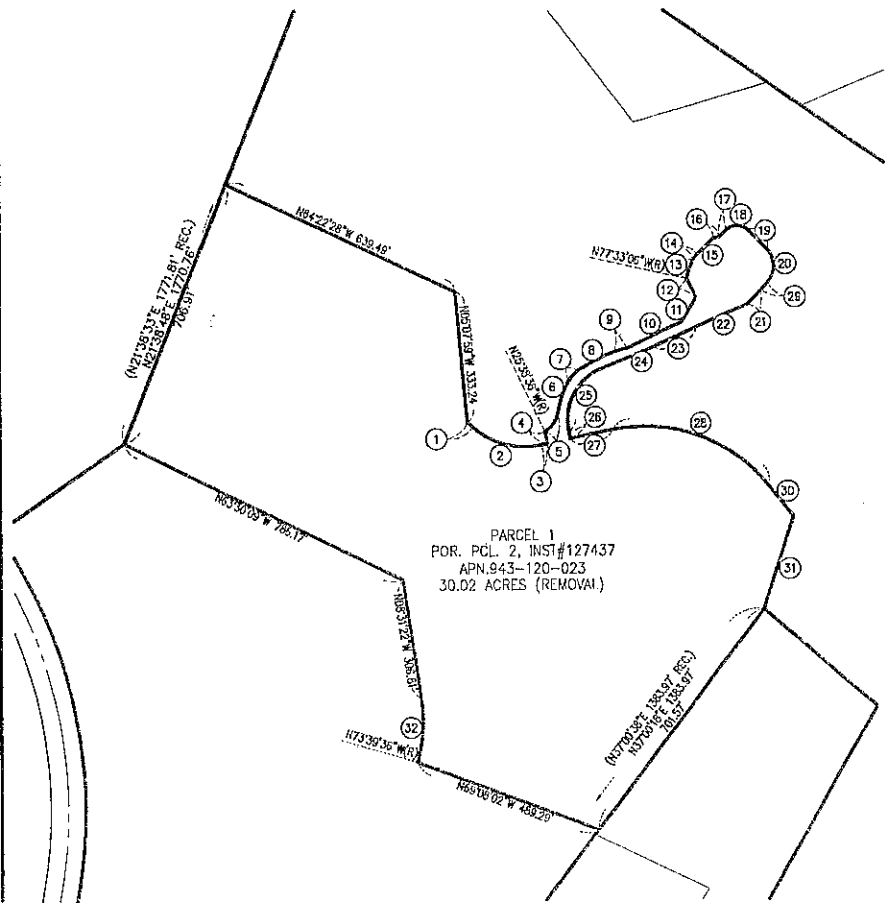
ADOPTED ON SEPTEMBER 21, 1970
BY THE BOARD OF SUPERVISORS
OF THE COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA.



MAP NO. 110 RANCHO CALIFORNIA AGRICULTURAL PRESERVE NO. 4

AMENDED BY MAP NO. 317, 1020

T.T.S., R.Z.W., S.B.B. & M.



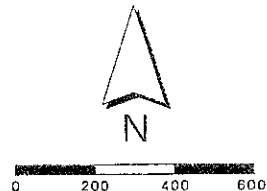
SEE SHEET 3

PARCEL 1 DATA TABLE

POINT	BEARING/Delta	RADIUS	LENGTH	TANGENT
1	S47°38'41"E		17.13'	
2	S4°08'12"E	200.00'	182.86'	102.13'
3	N77°52'07"E		14.36'	
4	N12°04'53"W		31.68'	
5	S52°23'26"	57.00'	55.10'	28.82'
6	19°38'00"	260.00'	90.61'	45.77'
7	27°41'24"	75.00'	36.25'	18.46'
8	11°16'02"	822.00'	102.05'	51.49'
9	N73°37'18"E		33.66'	
10	N64°47'55"E		153.84'	
11	N30°26'10"E		73.70'	
12	N27°37'25"W		53.09'	
13	14°04'43"	200.00'	49.14'	24.70'
14	19°26'08"	55.00'	18.66'	9.42'
15	N45°57'43"E		59.15'	
16	N82°36'13"E		15.18'	
17	N45°04'21"E		25.09'	
18	90°27'59"	38.00'	60.00'	38.31'
19	S44°27'40"E		60.35'	
20	88°15'20"	62.00'	92.20'	57.07'
21	S45°04'21"W		51.50'	
22	S66°27'58"W		143.48'	
23	S65°42'14"W		113.72'	
24	S66°57'46"W		148.11'	
25	79°02'40"	140.00'	193.14'	115.50'
26	S12°04'53"E		15.90'	
27	N77°53'07"E		108.25'	
28	63°53'04"	400.00'	446.00'	248.39'
29	S40°47'40"W		27.10'	
30	S38°11'50"E		100.22'	
31	S17°53'52"W		246.82'	
32	24°51'46"	375.00'	162.73'	82.60'

AMENDMENTS:
NO. 1, (DIMINISHMENT), DENIED, MAP NO. 317
NO. 2, (DIMINISHMENT), MAP NO. 1020

ADOPTED ON SEPTEMBER 21, 1970
BY THE BOARD OF SUPERVISORS
OF THE COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA.



MAP NO. 110 RANCHO CALIFORNIA AGRICULTURAL PRESERVE NO. 4

AMENDED BY MAP NO. 317, 1020

PARCEL 2 DATA TABLE

BEARING/Delta	RADIUS	LENGTH	TANGENT
① S43°53'53"W		92.79'	
② S48°06'07"E		62.12'	
③ N1°59'23"W		27.91'	
④ N84°42'01"E		20.00'	
⑤ N51°75'59"W		20.10'	
⑥ S84°42'01"W		20.10'	
⑦ N20°21'06"W		34.82'	
⑧ S59°48'40"W		17.02'	
⑨ S30°10'20"E		82.78'	
⑩ N59°48'40"E		94.81'	
⑪ 21°17'49"	25.00'	6.29'	4.70'
⑫ S15°47'32"E		14.70'	
⑬ S01°16'35"	100.00'	52.89'	27.08'
⑭ S48°06'07"E		59.85'	
⑮ N43°53'53"E		93.00'	
⑯ N46°06'07"W		101.08'	

PARCEL 3 DATA TABLE

BEARING/Delta	RADIUS	LENGTH	TANGENT
① S3°54'07"E		28.85'	
② S44°05'10"E		67.21'	
③ S87°51'53"E		45.59'	
④ N45°54'50"E		48.93'	
⑤ N44°05'10"W		60.89'	
⑥ 17°08'44"	100.00'	29.82'	15.07'
⑦ 69°28'14"	25.00'	30.32'	17.34'
⑧ 36°49'01"	60.00'	38.55'	19.87'

PARCEL 4 DATA TABLE

BEARING/Delta	RADIUS	LENGTH	TANGENT
① S44°33'35"W		46.00'	
② N45°26'25"W		76.50'	
③ N44°33'35"E		46.00'	
④ S45°26'25"E		76.50'	

PARCEL 5 DATA TABLE

BEARING/Delta	RADIUS	LENGTH	TANGENT
① S42°08'07"W		99.21'	
② S47°51'53"E		40.16'	
③ N42°08'07"E		99.21'	
④ N47°51'53"W		40.16'	

PARCEL 6 DATA TABLE

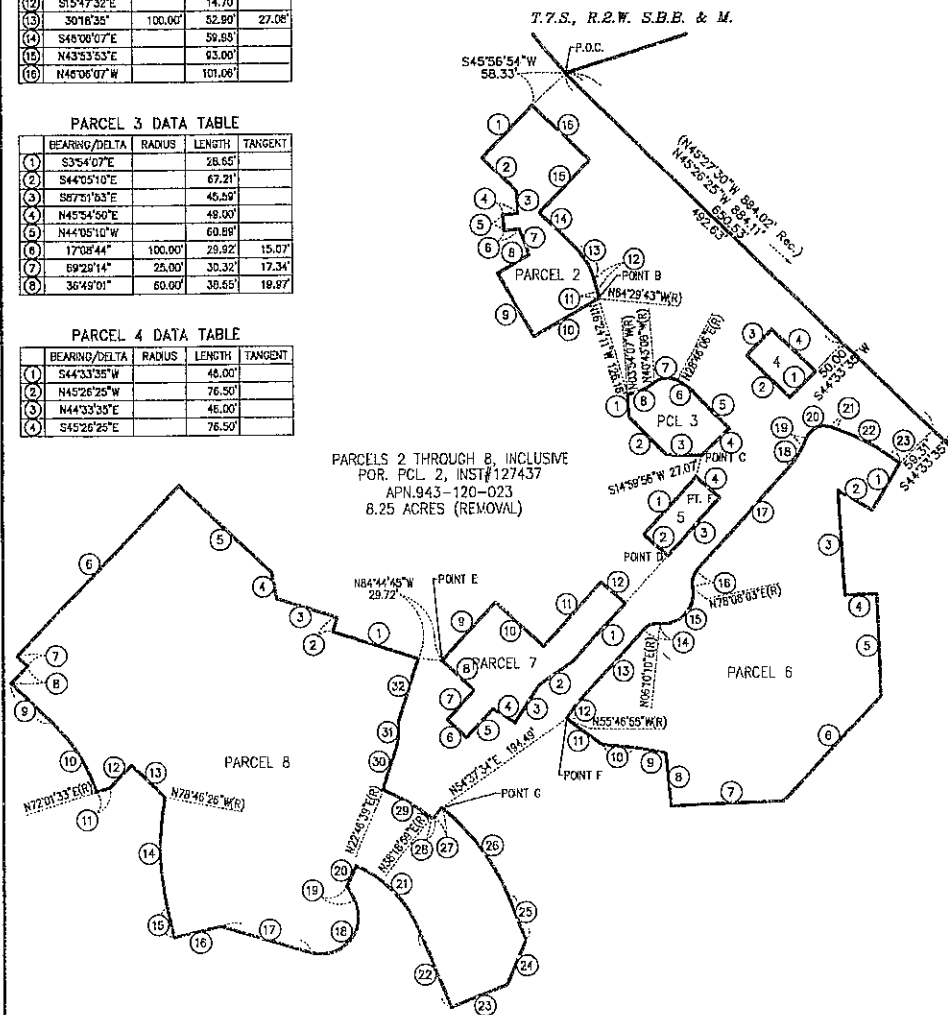
BEARING/Delta	RADIUS	LENGTH	TANGENT
① S30°42'12"W		88.83'	
② N89°17'48"W		49.83'	
③ S3°32'05"E		133.55'	
④ N87°59'09"E		39.37'	
⑤ S2°00'51"E		130.42'	
⑥ S42°59'09"W		181.32'	
⑦ S87°58'09"W		142.89'	
⑧ N5°33'03"W		66.42'	
⑨ N80°48'17"W		40.00'	
⑩ N84°42'33"W		40.59'	
⑪ N53°45'54"W		56.32'	
⑫ 7°55'02"	268.00'	37.03'	18.55'
⑬ S42°08'07"W		112.51'	
⑭ S4°02'03"	25.00'	23.58'	12.75'
⑮ 108°04'07"	38.00'	71.57'	22.37'
⑯ S4°02'03"	25.00'	23.58'	12.75'
⑰ S42°08'07"W		173.11'	
⑱ 18°43'55"	112.00'	32.70'	16.47'
⑲ S25°24'32"W		13.87'	
⑳ 85°10'28"	25.00'	37.16'	22.95'
㉑ N69°28'03"W		7.66'	
㉒ 14°38'47"	288.00'	73.62'	37.01'
㉓ N54°46'16"W		17.02'	

PARCEL 7 DATA TABLE

BEARING/Delta	RADIUS	LENGTH	TANGENT
① S42°08'07"W		99.24'	
② S55°09'37"W		52.08'	
③ S32°48'48"W		57.13'	
④ N57°11'12"W		33.23'	
⑤ S42°42'58"W		48.13'	
⑥ N47°10'04"W		33.37'	
⑦ N42°42'56"E		50.86'	
⑧ N47°10'04"W		55.87'	
⑨ N42°42'56"E		100.26'	
⑩ S47°10'04"E		83.31'	
⑪ N42°08'07"E		109.68'	
⑫ S47°51'53"E		40.17'	

PARCEL 8 DATA TABLE

BEARING/Delta	RADIUS	LENGTH	TANGENT
① N72°17'04"W		114.00'	
② N17°42'56"E		19.50'	
③ N72°17'04"W		85.97'	
④ N10°02'04"W		33.82'	
⑤ N46°13'36"W		160.50'	
⑥ S43°48'24"W		302.60'	
⑦ S46°13'36"E		18.00'	
⑧ S43°48'24"W		30.00'	
⑨ S46°13'36"E		73.15'	
⑩ 28°14'21"	213.87'	105.42'	53.89'
⑪ N71°09'38"E		18.00'	
⑫ N43°48'24"E		38.62'	
⑬ S46°13'36"E		59.32'	
⑭ 24°00'41"	332.83'	148.27'	71.18'
⑮ S12°58'51"E		38.93'	
⑯ N77°00'00"E		60.00'	
⑰ S73°28'34"E		118.49'	
⑱ 133°48'31"	46.88'	109.45'	109.82'
⑲ N27°17'04"W		18.09'	
⑳ N24°33'03"E(R)		26.52'	
㉑ 43°21'46"	157.00'	118.89'	62.46'
㉒ S22°13'18"E		104.53'	
㉓ N67°46'42"E		75.86'	
㉔ N23°58'09"E		61.03'	
㉕ N22°13'18"W		62.28'	
㉖ 28°48'30"	278.00'	139.78'	71.40'
㉗ S38°58'12"W(R)		15.02'	
㉘ 89°20'47"	3.00'	4.86'	2.87'
㉙ 15°32'20"	260.00'	70.51'	35.47'
㉚ N17°42'56"E		62.53'	
㉛ N24°42'56"E		27.75'	
㉜ N17°42'56"E		83.26'	



MAP NO. 110 RANCHO CALIFORNIA AGRICULTURAL PRESERVE NO. 4

AMENDED BY MAP NO. 317, 1020

T.7S., R.2.W. S.B.B. & M.



AMENDMENTS:

NO. 1, (DIMINISHMENT), DENIED,
NO. 2, (DIMINISHMENT),

MAP NO. 317
MAP NO. 1020

ADOPTED ON SEPTEMBER 21, 1970
BY THE BOARD OF SUPERVISORS
OF THE COUNTY OF RIVERSIDE,
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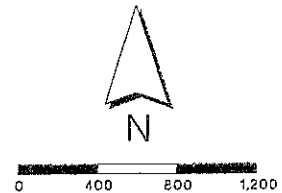


EXHIBIT "A"

AG#4 CANCELLATION (AG01020)

LEGAL DESCRIPTION

Those portions of Parcels A-9 and A-10 of Record of Survey filed in Book 50, pages 68 through 75, inclusive, together with Parcel No. 2 of Instrument No. 1965-127437, recorded November 9, 1965, all records of Riverside County Recorder's Office located in Sections 27 and 34 of Township 7 South, Range 2 West of the Unincorporated Territory of Riverside County, State of California, more particularly described as follows:

Parcel 1

Beginning at the southerly end of that course on the westerly side of above said Parcel 2 of Instrument No. 1965-127437 shown as North $21^{\circ}38'33''$ East 1771.81' per Instrument No. 1965-127437;

Thence North $21^{\circ}38'48''$ East along said line, a distance of 706.91 feet; thence South $64^{\circ}22'28''$ East 639.49 feet; thence South $5^{\circ}07'59''$ East 333.24 feet; thence South $47^{\circ}58'41''$ East 17.13 feet to a curve concave northerly having a radius of 200.00 feet; thence easterly 188.86 feet along said curve through a central angle of $54^{\circ}06'12''$; thence North $77^{\circ}55'07''$ East 14.36 feet; thence North $12^{\circ}04'53''$ West 31.66 feet to a non-tangent curve concave northwesterly having a radius of 57.00 feet, a radial line to the beginning of said curve bears South $25^{\circ}38'36''$ East; thence northeasterly 55.10 feet along said curve through a central angle of $55^{\circ}23'26''$ to a reverse curve concave easterly having a radius of 260.00 feet; thence northerly 90.61 feet along said curve through a central angle of $19^{\circ}58'00''$ to a non-tangent curve concave southeasterly having a radius of 75.00 feet, a radial line to the beginning of said curve bears North $61^{\circ}04'03''$ West; thence northeasterly 36.25 feet along said curve through a central angle of $27^{\circ}41'24''$ to a compound curve concave southeasterly having a radius of 522.00 feet; thence northeasterly 102.65 feet along said curve through a central angle of $11^{\circ}16'02''$; thence non-tangent from said curve North $73^{\circ}37'18''$ East 33.66 feet; thence North $64^{\circ}47'55''$ East 153.94 feet; thence North $30^{\circ}26'10''$ East 73.70 feet; thence North $27^{\circ}37'25''$ West 53.09 feet to a non-tangent curve concave easterly having a radius of 200.00 feet, a radial line to the beginning of said curve bears North $77^{\circ}33'06''$ West; thence northerly 49.14 feet along said curve through a central angle of $14^{\circ}04'43''$ to a compound curve concave southeasterly having a radius of 55.00 feet; thence northeasterly 18.66 feet along said curve through a central angle of $19^{\circ}26'06''$; thence North $45^{\circ}57'43''$ East 59.16 feet; thence North $82^{\circ}36'13''$ East 15.16 feet; thence North $45^{\circ}04'21''$ East 26.09 feet to a curve concave southerly having a radius of 38.00 feet; thence easterly 60.00 feet along said curve through a central angle of $90^{\circ}27'59''$; thence South $44^{\circ}27'40''$ East 68.35 feet to a curve concave westerly having a radius of 62.00 feet; thence southerly 92.26 feet along said curve through a central angle of $85^{\circ}15'20''$; thence South $40^{\circ}47'40''$ West 27.10 feet; thence South $45^{\circ}04'21''$ West 51.50 feet; thence South $66^{\circ}23'58''$ West 143.48 feet; thence South $65^{\circ}42'14''$ West 113.72 feet; thence South $66^{\circ}57'46''$ West 148.11 feet to a curve concave southeasterly having a radius of 140.00 feet; thence southwestly 193.14 feet along said curve through a central angle of $79^{\circ}02'40''$; thence non-tangent from said curve South $12^{\circ}04'53''$ East 18.90 feet; thence North $77^{\circ}55'07''$ East 108.25 feet to a curve concave southerly having a radius

EXHIBIT "A"

of 400.00 feet; thence easterly 446.00 feet along said curve through a central angle of 63°53'04"; thence non-tangent from said curve South 38°11'50" East 100.22 feet; thence South 17°53'52" West 246.82 feet; thence South 37°00'18" West 701.57 feet; thence North 69°08'02" West 489.29 feet to a non-tangent curve concave westerly having a radius of 375.00 feet, a radial line to the beginning of said curve bears South 73°39'36" East; thence northerly 162.73 feet along said curve through a central angle of 24°51'46"; thence North 8°31'22" West 306.81 feet; thence North 63°30'09" West 786.17 feet to the **Point of Beginning**;

Containing 1,307,688 square feet, 30.02 acres, more or less.

Parcel 2

Commencing at the northerly end of that course on the easterly side of above said Parcel 2 of Instrument No. 1965-127437 and Record of Survey filed in Book 50, pages 68 through 75, inclusive, shown as North 45°27'30" West 884.02' per Instrument No. 1965-127437; thence South 45°56'54" West, a distance of 58.33 feet to the **True Point of Beginning**;

Thence South 43°53'53" West 92.79 feet; thence South 46°06'07" East 62.12 feet; thence South 1°59'53" East 27.91 feet; thence South 84°42'01" West 20.00 feet; thence South 5°17'59" East 20.10 feet; thence North 84°42'01" East 20.10 feet; thence South 20°21'06" East 34.92 feet; thence South 59°49'40" West 47.02 feet; thence South 30°10'20" East 92.79 feet; thence North 59°49'40" East 94.61 feet (**Point B**) to a non-tangent curve concave westerly having a radius of 25.00 feet, a radial line to the beginning of said curve bears South 84°29'43" East; thence northerly 9.29 feet along said curve through a central angle of 21°17'49"; thence North 15°47'32" West 14.70 feet to a curve concave southwesterly having a radius of 100.00 feet; thence northwesterly 52.90 feet along said curve through a central angle of 30°18'35"; thence North 46°06'07" West 59.98 feet; thence North 43°53'53" East 93.00 feet; thence North 46°06'07" West 101.06 feet to the **True Point of Beginning**;

Containing 21,402 square feet, 0.49 acres, more or less.

EXHIBIT "A"

Parcel 3

Commencing at above said **Point "B"** on above said Parcel 2; thence South 16°24'11" West, a distance of 126.16 feet to the **True Point of Beginning**;

Thence South 3°54'07" East 28.65 feet; thence South 44°05'10" East 67.21 feet; thence South 87°51'53" East 45.59 feet (**Point C**); thence North 45°54'50" East 49.00 feet; thence North 44°05'10" West 60.89 feet to a curve concave southwesterly having a radius of 100.00 feet; thence northwesterly 29.92 feet along said curve through a central angle of 17°08'44" to a compound curve concave southerly having a radius of 25.00 feet; thence westerly 30.32 feet along said curve through a central angle of 69°29'14" to a reverse curve concave northerly having a radius of 60.00 feet; thence westerly 38.55 feet along said curve through a central angle of 36°49'01" to the **True Point of Beginning**;

Containing 8,171 square feet, 0.19 acres, more or less.

Parcel 4

Commencing at the northerly end of that course on the easterly side of above said Parcel 2 of Instrument No. 1965-127437 and Record of Survey filed in Book 50, pages 68 through 75, inclusive, shown as North 45°27'30" West 884.02' per Instrument No. 1965-127437; thence South 45°26'25" East along said line, a distance of 492.63 feet; thence South 44°33'35" West, a distance of 50.00 feet to the **True Point of Beginning**;

Thence South 44°33'35" West 46.00 feet; thence North 45°26'25" West 76.50 feet; thence North 44°33'35" East 46.00 feet; thence South 45°26'25" East 76.50 feet to the **True Point of Beginning**;

Containing 3,519 square feet, 0.08 acres, more or less.

Parcel 5

Commencing at above said **Point "C"** on above said Parcel 3; thence South 14°59'56" West, a distance of 27.07 feet to the **True Point of Beginning**;

Thence South 42°08'07" West 99.21 feet; thence South 47°51'53" East 40.18 feet (**Point D**); thence North 42°08'07" East 99.21 feet; thence North 47°51'53" West 40.18 feet to the **True Point of Beginning**;

Containing 3,986 square feet, 0.09 acres, more or less.

EXHIBIT "A"

Parcel 6

Commencing at the northerly end of that course on the easterly side of above said Parcel 2 of Instrument No. 1965-127437 and Record of Survey filed in Book 50, pages 68 through 75, inclusive, shown as North 45°27'30" West 884.02' per Instrument No. 1965-127437; thence South 45°26'25" East along said line, a distance of 650.53 feet; thence South 44°33'35" West, a distance of 59.31 feet to the **True Point of Beginning**;

Thence South 30°42'12" West 68.63 feet; thence North 59°17'48" West 49.93 feet; thence South 3°32'05" East 133.55 feet; thence North 87°59'09" East 39.37 feet; thence South 2°00'51" East 130.42 feet; thence South 42°59'09" West 181.32 feet; thence South 87°59'09" West 142.89 feet; thence North 5°39'03" West 68.42 feet; thence North 80°48'37" West 40.00 feet; thence North 84°42'33" West 40.59 feet; thence North 53°45'54" West 56.32 feet (**Point F**) to a non-tangent curve concave southeasterly having a radius of 268.00 feet, a radial line to the beginning of said curve bears North 55°46'55" West; thence northeasterly 37.03 feet along said curve through a central angle of 7°55'02"; thence North 42°08'07" East 112.51 feet to a curve concave southerly having a radius of 25.00 feet; thence easterly 23.58 feet along said curve through a central angle of 54°02'03" to a reverse curve concave northwesterly having a radius of 38.00 feet; thence northeasterly 71.67 feet along said curve through a central angle of 108°04'07" to a reverse curve concave easterly having a radius of 25.00 feet; thence northerly 23.58 feet along said curve through a central angle of 54°02'03"; thence non-tangent from said curve North 42°08'07" East 173.11 feet to a curve concave northwesterly having a radius of 112.00 feet; thence northeasterly 32.70 feet along said curve through a central angle of 16°43'35"; thence North 25°24'32" East 13.87 feet to a curve concave southerly having a radius of 25.00 feet; thence easterly 37.16 feet along said curve through a central angle of 85°10'26"; thence non-tangent from said curve South 69°25'03" East 7.68 feet to a curve concave southwesterly having a radius of 288.00 feet; thence southeasterly 73.62 feet along said curve through a central angle of 14°38'47"; thence South 54°46'16" East 17.02 feet to the **True Point of Beginning**;

Containing 104,456 square feet, 2.40 acres, more or less.

EXHIBIT "A"

Parcel 7

Commencing at above said **Point "D"** on above said Parcel 5; thence South $42^{\circ}08'31''$ West, a distance of 81.66 feet to the **True Point of Beginning**;

Thence South $42^{\circ}08'07''$ West 99.24 feet; thence South $55^{\circ}09'37''$ West 52.06 feet; thence South $32^{\circ}48'48''$ West 57.13 feet; thence North $57^{\circ}11'12''$ West 33.23 feet; thence South $42^{\circ}42'56''$ West 49.13 feet; thence North $47^{\circ}17'04''$ West 33.37 feet; thence North $42^{\circ}42'56''$ East 50.86 feet; thence North $47^{\circ}17'04''$ West 55.87 feet (**Point E**); thence North $42^{\circ}42'56''$ East 100.26 feet; thence South $47^{\circ}17'04''$ East 83.31 feet; thence North $42^{\circ}08'07''$ East 109.66 feet; thence South $47^{\circ}51'53''$ East 40.17 feet to the **True Point of Beginning**;

Containing 17,796 square feet, 0.41 acres, more or less.

Parcel 8

Commencing at above said **Point "E"** on above said Parcel 7; thence North $84^{\circ}44'45''$ West, a distance of 29.72 feet to the **True Point of Beginning**;

Thence North $72^{\circ}17'04''$ West 114.00 feet; thence North $17^{\circ}42'56''$ East 19.50 feet; thence North $72^{\circ}17'04''$ West 80.97 feet; thence North $10^{\circ}02'04''$ West 33.92 feet; thence North $46^{\circ}13'36''$ West 160.50 feet; thence South $43^{\circ}46'24''$ West 300.00 feet; thence South $46^{\circ}13'36''$ East 18.00 feet; thence South $43^{\circ}46'24''$ West 30.00 feet; thence South $46^{\circ}13'36''$ East 73.13 feet to a curve concave southwesterly having a radius of 213.72 feet; thence southeasterly 105.42 feet along said curve through a central angle of $28^{\circ}15'46''$; thence non-tangent from said curve North $71^{\circ}59'38''$ East 18.00 feet; thence North $43^{\circ}46'24''$ East 39.62 feet; thence South $46^{\circ}13'36''$ East 59.32 feet to a non-tangent curve concave easterly having a radius of 332.63 feet, a radial line to the beginning of said curve bears North $78^{\circ}46'26''$ West; thence southerly 140.27 feet along said curve through a central angle of $24^{\circ}09'41''$; thence non-tangent from said curve South $12^{\circ}59'51''$ East 39.93 feet; thence North $77^{\circ}00'09''$ East 60.00 feet; thence South $73^{\circ}28'34''$ East 118.49 feet to a curve concave northwesterly having a radius of 46.86 feet; thence northeasterly 109.44 feet along said curve through a central angle of $133^{\circ}48'31''$; thence non-tangent from said curve North $27^{\circ}17'04''$ West 19.69 feet; thence North $24^{\circ}33'03''$ East 28.52 feet to a non-tangent curve concave southwesterly having a radius of 157.09 feet, a radial line to the beginning of said curve bears North $24^{\circ}33'03''$ East; thence southeasterly 118.89 feet along said curve through a central angle of $43^{\circ}21'46''$; thence non-tangent from said curve South $22^{\circ}13'18''$ East 104.53 feet; thence North $67^{\circ}46'42''$ East 75.96 feet; thence North $23^{\circ}58'06''$ East 61.03 feet; thence North $22^{\circ}13'18''$ West 62.28 feet to a curve concave southwesterly having a radius of 278.00 feet; thence northwesterly 139.78 feet along said curve through a central angle of $28^{\circ}48'30''$ to **Point "G"**, being South $54^{\circ}37'34''$ East, a distance of 194.49 feet from above said **Point "F"** on Parcel 7; thence non-tangent from said **Point "G"** and said curve South $38^{\circ}58'12''$ West 15.02 feet to a curve concave northerly having a radius of 3.00 feet; thence westerly 4.68 feet along said curve through a central angle of $89^{\circ}20'47''$ to a reverse curve concave southwesterly having a radius of 260.00 feet; thence northwesterly 70.51 feet along said curve through a central angle of

EXHIBIT "A"

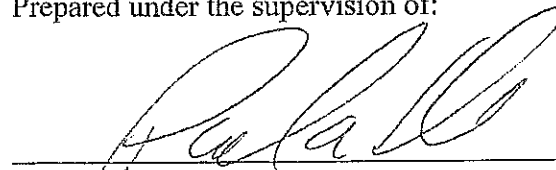
15°32'20"; thence non-tangent from said curve North 17°42'56" East 62.53 feet; thence North 2°42'56" East 27.75 feet; thence North 17°42'56" East 83.26 feet to the **True Point of Beginning**;

Containing 200,053 square feet, 4.59 acres, more or less.

All Parcels combined contain 38.27 acres, more or less.

All as shown on Exhibit "B-1", attached hereto and by this reference made a part hereof.

Prepared under the supervision of:



Paul R. Huddleston Jr., PLS 7083
Expires: December 31, 2010

9/20/10
Date

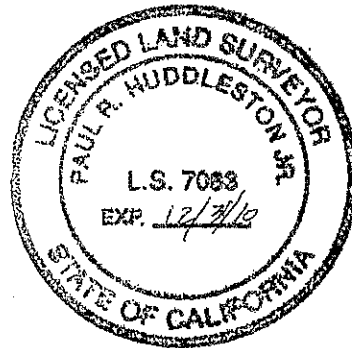
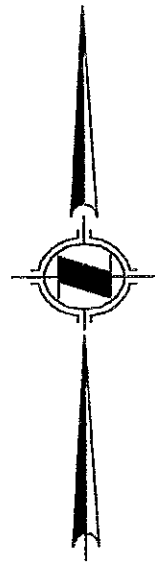
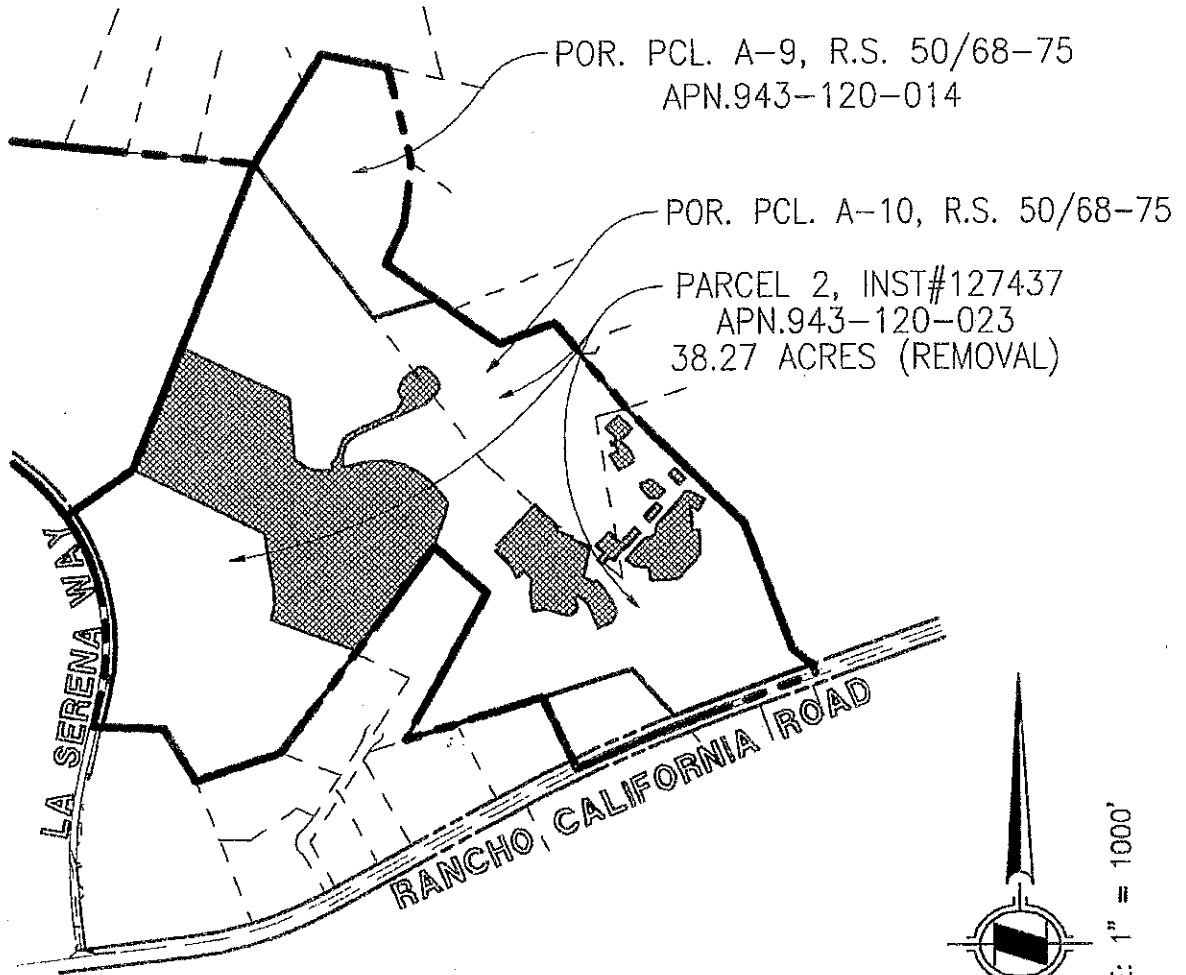


EXHIBIT "B-1"

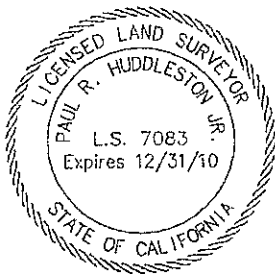


SCALE: 1" = 1000'

PLAT OF A PORTION OF AG No. 4
(AG01020) APN: 943-110-009 (REMOVAL)

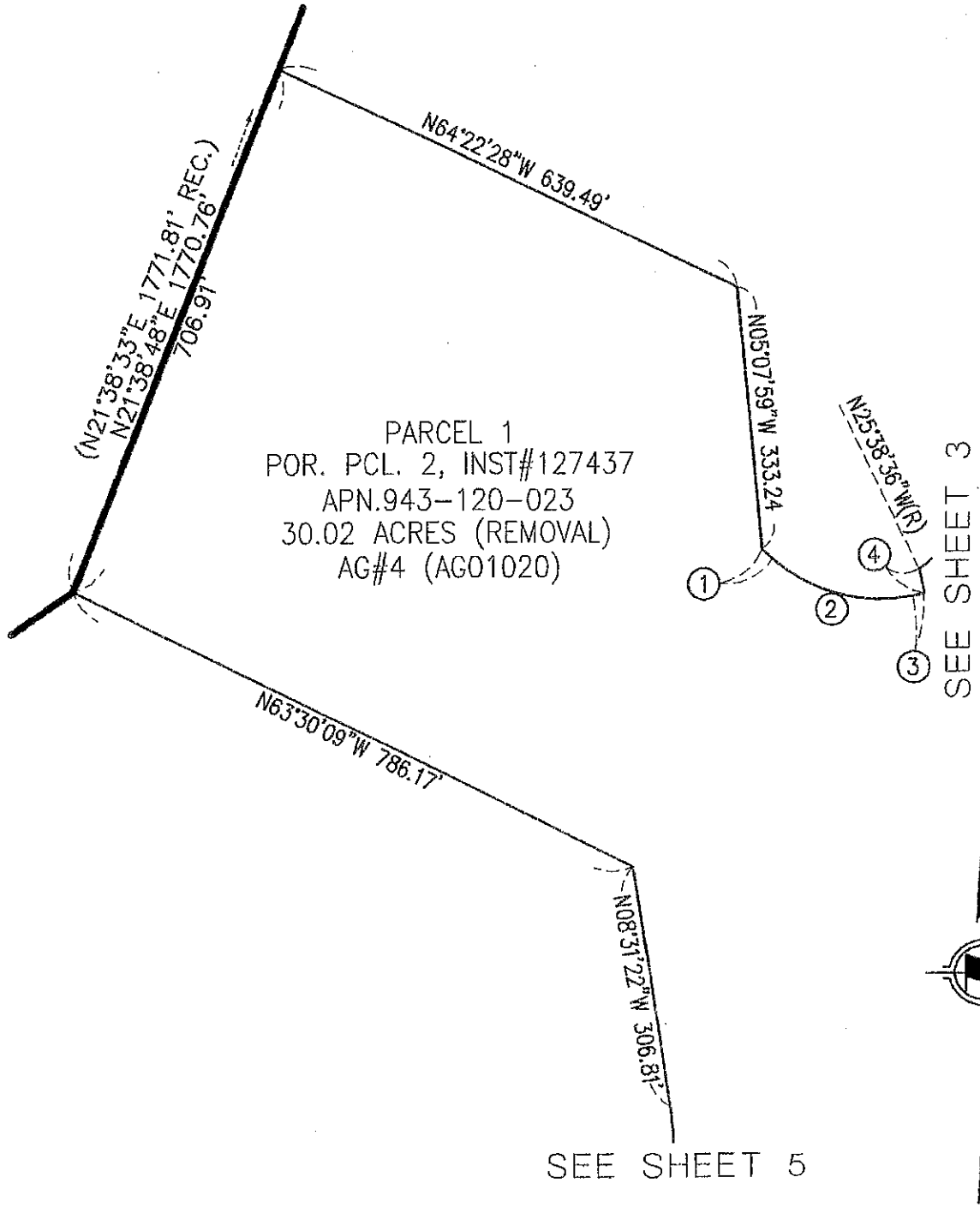
PREPARED BY MWB	CHECKED BY MWB	DATE 08/10	SHEET 1 OF 11
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HUNSAKER & ASSOCIATES
IRVINE, INC
INLAND EMPIRE REGION
2800 ADAMS STREET, SUITE A-15
RIVERSIDE CA 92504 (951)352-7200
PLANNING/ENGINEERING/SURVEYING/GOVERNMENT RELATIONS



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EXP. 12/31/10

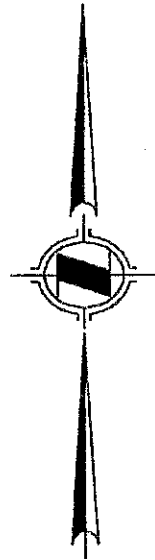
EXHIBIT "B-1"



PARCEL 1
 POR. PCL. 2, INST#127437
 APN.943-120-023
 30.02 ACRES (REMOVAL)
 AG#4 (AG01020)

SEE SHEET 3

SEE SHEET 5



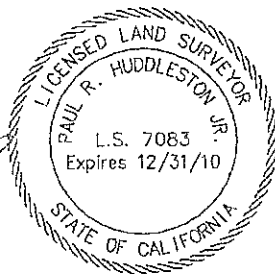
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SEE SHEETS 8 FOR DATA TABLE

PLAT OF A PORTION OF AG No. 4
 (AG01020) APN: 943-110-009 (REMOVAL)

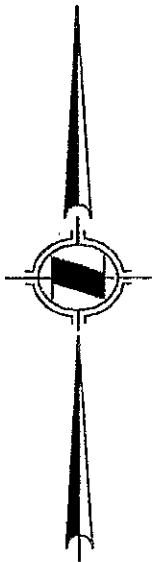
PREPARED BY MWB	CHECKED BY MWB	DATE 08/10	SHEET 2 OF 11
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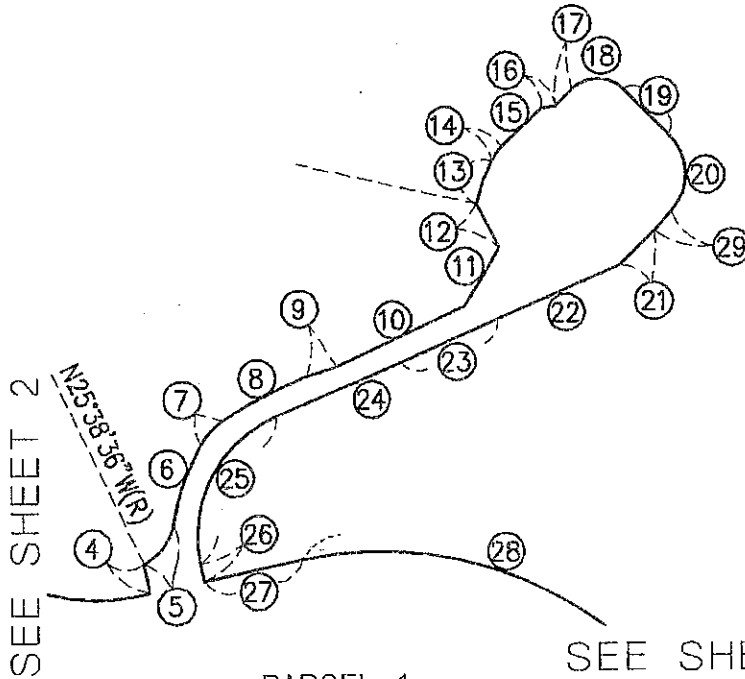


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 EXP. 12/31/10

EXHIBIT "B-1"



SCALE: 1" = 200'



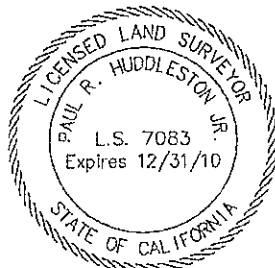
SEE SHEET 2

SEE SHEET 4

PARCEL 1
 POR. PCL. 2, INST#127437
 APN.943-120-023
 30.02 ACRES (REMOVAL)
 AG#4 (AG01020)

SEE SHEETS 8 FOR DATA TABLE

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PLAT OF A PORTION OF AG No. 4
 (AG01020) APN: 943-110-009 (REMOVAL)

PREPARED BY MWB	CHECKED BY MWB	DATE 08/10	SHEET 3 OF 11
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EXHIBIT "B-1"

SEE SHEET 2
SEE SHEET 2

SEE SHEET 3

PARCEL 1
POR. PCL. 2, INST#127437
APN.943-120-023
30.02 ACRES (REMOVAL)
AG#4 (AG01020)

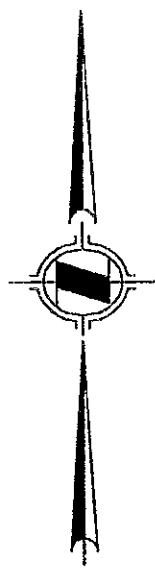
N08°31'22"W 306.81'
N73°39'36"W(R)

N69°08'02"W 489.29'

(N37°00'38"E 1383.97' REC.)
N37°00'18"E 1383.97'
701.57'

28
30
31

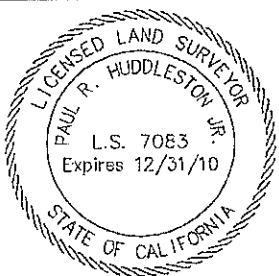
32



SCALE: 1" = 200'

SEE SHEETS 8 FOR DATA TABLE

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EXP. 12/31/10



PLAT OF A PORTION OF AG No. 4
(AG01020) APN: 943-110-009 (REMOVAL)

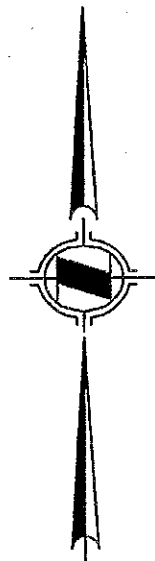
PREPARED BY MWB	CHECKED BY MWB	DATE 08/10	SHEET 4 OF 11
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HUNSAKER & ASSOCIATES
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2000 ADAMS STREET, SUITE A-15
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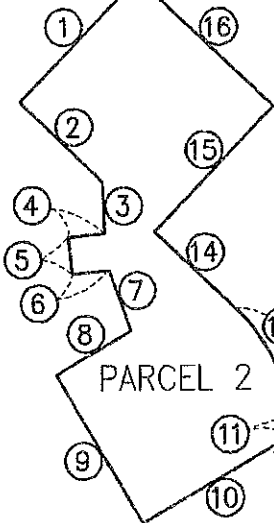
EXHIBIT "B-1"

S45°56'54"W
58.33'

P.O.C.



SCALE: 1" = 100'



PARCEL 2

POINT B

N84°29'43"W(R)

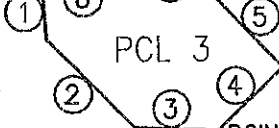
N119°27'11"W
126.61'

N03°54'07"W(R)

N40°43'08"W(R)

N28°46'08"E(R)

(N45°27'30"W 884.02' Rec.)
N45°26'25"W 884.11'
650.53'
492.63'

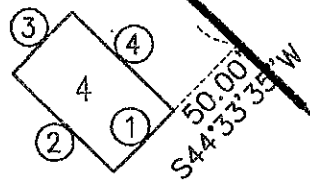


PCL 3

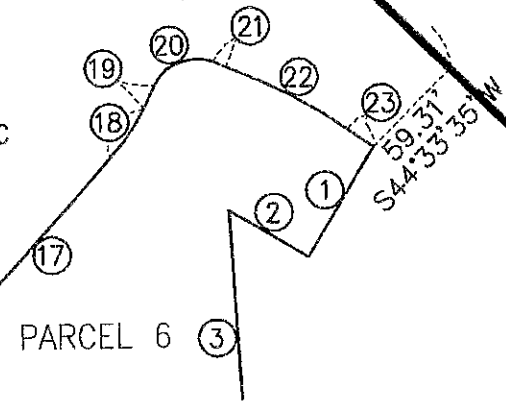
POINT C

S14°59'56"W 27.07'

PT. F



S44°33'35"W
50.00'



PARCEL 6

S44°33'35"W
59.37'

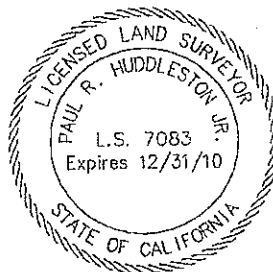
POR. PCL. 2, INST#127437
APN.943-120-023
8.25 ACRES (REMOVAL)
AG#4 (AG01020)

SEE SHEET 6

SEE SHEET 9 FOR DATA TABLE

PLAT OF A PORTION OF AG No. 4
(AG01020) APN: 943-110-009 (REMOVAL)

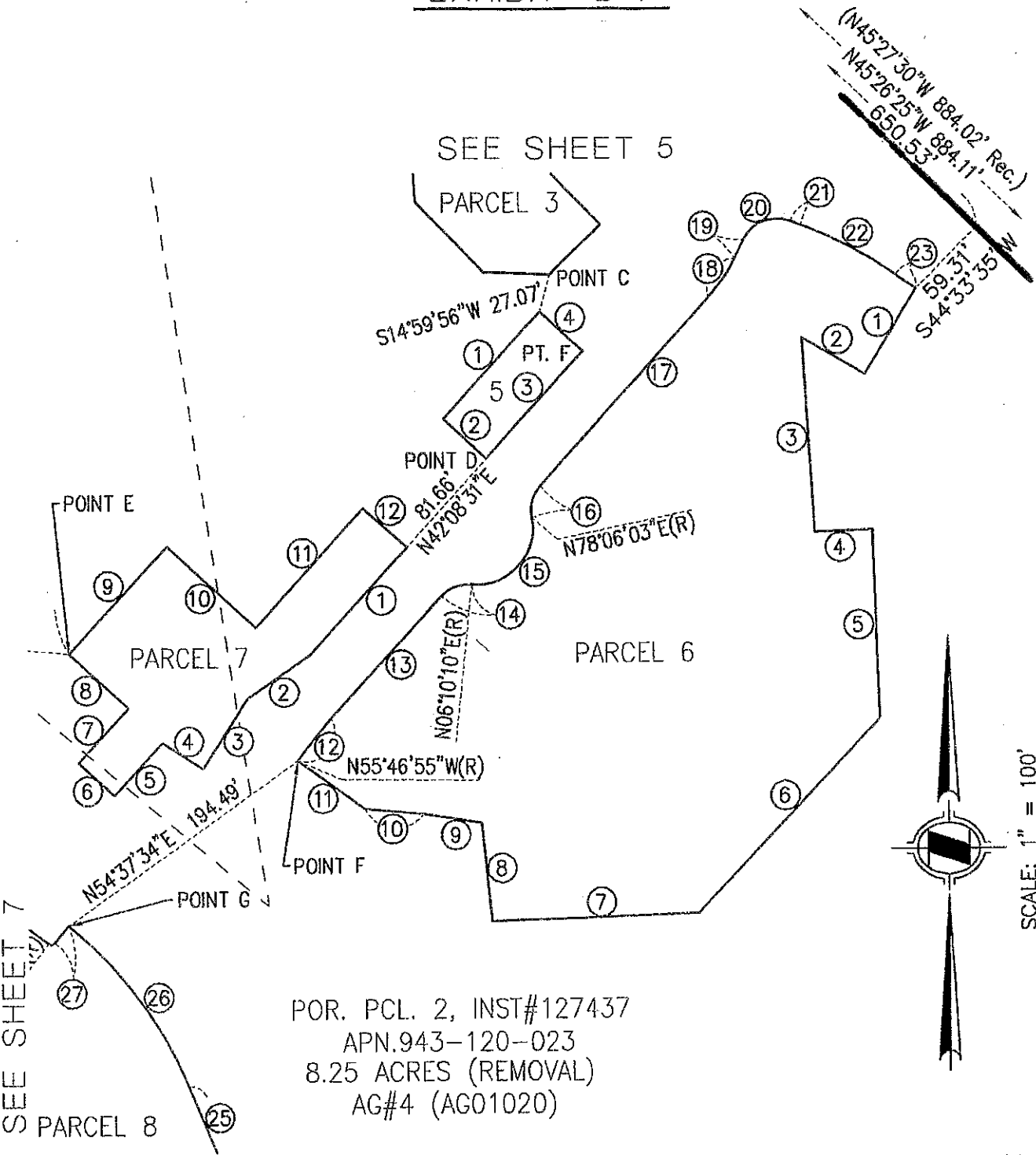
PREPARED BY MWB	CHECKED BY MWB	DATE 08/10	SHEET 5 OF 11
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EXP. 12/31/10

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EXHIBIT "B-1"



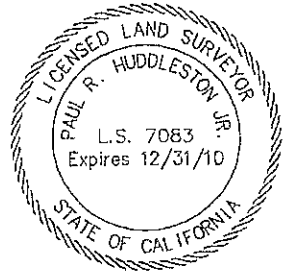
POR. PCL. 2, INST#127437
 APN.943-120-023
 8.25 ACRES (REMOVAL)
 AG#4 (AG01020)

SEE SHEETS 9-10 FOR DATA TABLE

PLAT OF A PORTION OF AG No. 4
 (AG01020) APN: 943-110-009 (REMOVAL)

PREPARED BY MWB	CHECKED BY MWB	DATE 08/10	SHEET 6 OF 11
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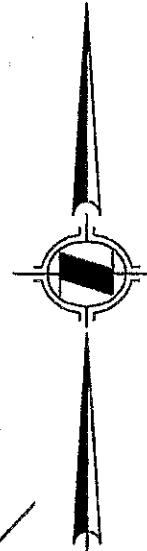
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 EXP. 12/31/10



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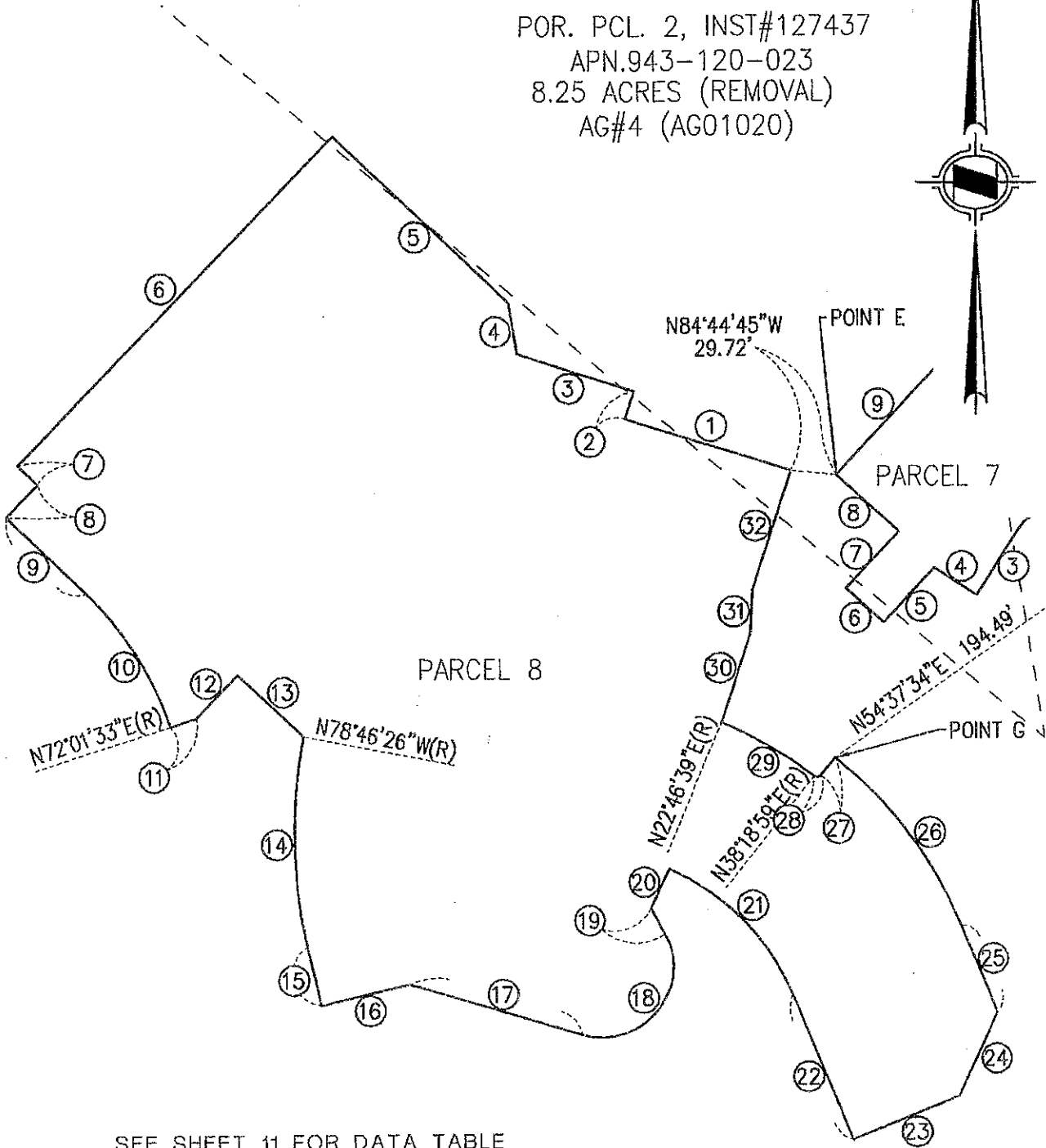
EXHIBIT "B-1"

POR. PCL. 2, INST#127437
 APN.943-120-023
 8.25 ACRES (REMOVAL)
 AG#4 (AG01020)



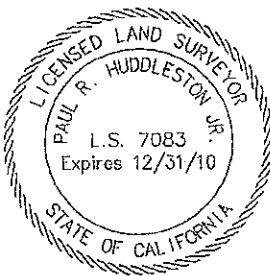
SCALE: 1" = 100'

SEE SHEET 6



SEE SHEET 11 FOR DATA TABLE

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 EXP. 12/31/10



PLAT OF A PORTION OF AG No. 4
 (AG01020) APN: 943-110-009 (REMOVAL)

PREPARED BY MWB	CHECKED BY MWB	DATE 08/10	SHEET 7 OF 11
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HUNSAKER & ASSOCIATES
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 2800 ADAMS STREET, SUITE A-15
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EXHIBIT "B-1"

PARCEL 1 DATA TABLE

	BEARING/Delta	RADIUS	LENGTH	TANGENT
①	S47°58'41"E		17.13'	
②	54°06'12"	200.00'	188.86'	102.13'
③	N77°55'07"E		14.36'	
④	N12°04'53"W		31.66'	
⑤	55°23'26"	57.00'	55.10'	29.92'
⑥	19°58'00"	260.00'	90.61'	45.77'
⑦	27°41'24"	75.00'	36.25'	18.48'
⑧	11°16'02"	522.00'	102.65'	51.49'
⑨	N73°37'18"E		33.66'	
⑩	N64°47'55"E		153.94'	
⑪	N30°26'10"E		73.70'	
⑫	N27°37'25"W		53.09'	
⑬	14°04'43"	200.00'	49.14'	24.70'
⑭	19°26'06"	55.00'	18.66'	9.42'
⑮	N45°57'43"E		59.16'	
⑯	N82°36'13"E		15.16'	

PARCEL 1 DATA TABLE

	BEARING/Delta	RADIUS	LENGTH	TANGENT
⑰	N45°04'21"E		26.09'	
⑱	90°27'59"	38.00'	60.00'	38.31'
⑲	S44°27'40"E		68.35'	
⑳	85°15'20"	62.00'	92.26'	57.07'
㉑	S45°04'21"W		51.50'	
㉒	S66°23'58"W		143.48'	
㉓	S65°42'14"W		113.72'	
㉔	S66°57'46"W		148.11'	
㉕	79°02'40"	140.00'	193.14'	115.50'
㉖	S12°04'53"E		18.90'	
㉗	N77°55'07"E		108.25'	
㉘	63°53'04"	400.00'	446.00'	249.39'
㉙	S40°47'40"W		27.10'	
㉚	S38°11'50"E		100.22'	
㉛	S17°53'52"W		246.82'	
㉜	24°51'46"	375.00'	162.73'	82.66'

Paul R. Huddleston, Jr.
 PAUL R. HUDDLESTON, JR., PLS 7083
 EXP. 12/31/10



PLAT OF A PORTION OF AG No. 4
 (AG01020) APN: 943-110-009 (REMOVAL)

PREPARED BY MWB	CHECKED BY MWB	DATE 08/10	SHEET 8 OF 11
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 IRVINE, INC
 INLAND EMPIRE REGION
 2800 ADAMS STREET, SUITE A-15
 RIVERSIDE CA 92504 (951)352-7200
 PLANNING/ENGINEERING/SURVEYING/GOVERNMENT RELATIONS

EXHIBIT "B-1"

PARCEL 2 DATA TABLE

	BEARING/DELTA	RADIUS	LENGTH	TANGENT
①	S43°53'53"W		92.79'	
②	S46°06'07"E		62.12'	
③	N1°59'53"W		27.91'	
④	N84°42'01"E		20.00'	
⑤	N5°17'59"W		20.10'	
⑥	S84°42'01"W		20.10'	
⑦	N20°21'06"W		34.92'	
⑧	S59°49'40"W		47.02'	
⑨	S30°10'20"E		92.79'	
⑩	N59°49'40"E		94.61'	
⑪	21°17'49"	25.00'	9.29'	4.70'
⑫	S15°47'32"E		14.70'	
⑬	30°18'35"	100.00'	52.90'	27.08'
⑭	S46°06'07"E		59.98'	
⑮	N43°53'53"E		93.00'	
⑯	N46°06'07"W		101.06'	

PARCEL 3 DATA TABLE

	BEARING/DELTA	RADIUS	LENGTH	TANGENT
①	S3°54'07"E		28.65'	
②	S44°05'10"E		67.21'	
③	S87°51'53"E		45.59'	
④	N45°54'50"E		49.00'	
⑤	N44°05'10"W		60.89'	
⑥	17°08'44"	100.00'	29.92'	15.07'
⑦	69°29'14"	25.00'	30.32'	17.34'
⑧	36°49'01"	60.00'	38.55'	19.97'

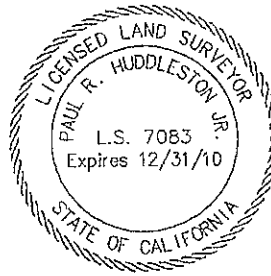
PARCEL 4 DATA TABLE

	BEARING/DELTA	RADIUS	LENGTH	TANGENT
①	S44°33'35"W		46.00'	
②	N45°26'25"W		76.50'	
③	N44°33'35"E		46.00'	
④	S45°26'25"E		76.50'	

PARCEL 5 DATA TABLE

	BEARING/DELTA	RADIUS	LENGTH	TANGENT
①	S42°08'07"W		99.21'	
②	S47°51'53"E		40.18'	
③	N42°08'07"E		99.21'	
④	N47°51'53"W		40.18'	

Paul R. Huddleston, Jr.
 PAUL R. HUDDLESTON, JR., PLS 7083
 EXP. 12/31/10



PLAT OF A PORTION OF AG No. 4
 (AG01020) APN: 943-110-009 (REMOVAL)

PREPARED BY MWB	CHECKED BY MWB	DATE 08/10	SHEET 9 OF 11
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HUNSAKER & ASSOCIATES
 IRVINE, INC
 INLAND EMPIRE REGION
 2000 ADAMS STREET, SUITE A-15
 RIVERSIDE CA 92504 (951)352-7200
 PLANNING/ENGINEERING/SURVEYING/GOVERNMENT RELATIONS

EXHIBIT "B-1"

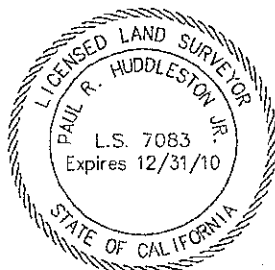
PARCEL 6 DATA TABLE

	BEARING/Delta	RADIUS	LENGTH	TANGENT
①	S30°42'12"W		68.63'	
②	N59°17'48"W		49.93'	
③	S3°32'05"E		133.55'	
④	N87°59'09"E		39.37'	
⑤	S2°00'51"E		130.42'	
⑥	S42°59'09"W		181.32'	
⑦	S87°59'09"W		142.89'	
⑧	N5°39'03"W		68.42'	
⑨	N80°48'37"W		40.00'	
⑩	N84°42'33"W		40.59'	
⑪	N53°45'54"W		56.32'	
⑫	7°55'02"	268.00'	37.03'	18.55'
⑬	S42°08'07"W		112.51'	
⑭	54°02'03"	25.00'	23.58'	12.75'
⑮	108°04'07"	38.00'	71.67'	52.37'
⑯	54°02'03"	25.00'	23.58'	12.75'
⑰	S42°08'07"W		173.11'	
⑱	16°43'35"	112.00'	32.70'	16.47'
⑲	S25°24'32"W		13.87'	
⑳	85°10'26"	25.00'	37.16'	22.98'
㉑	N69°25'03"W		7.68'	
㉒	14°38'47"	288.00'	73.62'	37.01'
㉓	N54°46'16"W		17.02'	

PARCEL 7 DATA TABLE

	BEARING/Delta	RADIUS	LENGTH	TANGENT
①	S42°08'07"W		99.24'	
②	S55°09'37"W		52.06'	
③	S32°48'48"W		57.13'	
④	N57°11'12"W		33.23'	
⑤	S42°42'56"W		49.13'	
⑥	N47°17'04"W		33.37'	
⑦	N42°42'56"E		50.86'	
⑧	N47°17'04"W		55.87'	
⑨	N42°42'56"E		100.26'	
⑩	S47°17'04"E		83.31'	
⑪	N42°08'07"E		109.66'	
⑫	S47°51'53"E		40.17'	

Paul R. Huddleston, Jr.
 PAUL R. HUDDLESTON, JR., PLS 7083
 EXP. 12/31/10



PLAT OF A PORTION OF AG No. 4
 (AG01020) APN: 943-110-009 (REMOVAL)

PREPARED BY MWB	CHECKED BY MWB	DATE 08/10	SHEET 10 OF 11
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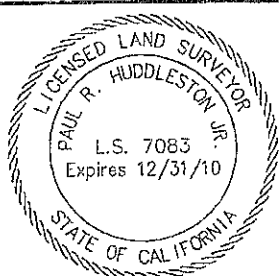
HUNSAKER & ASSOCIATES
 IRVINE, INC
 INLAND EMPIRE REGION
 2900 ADAMS STREET, SUITE A-15
 RIVERSIDE CA 92504 (951)352-7200
 PLANNING/ENGINEERING/SURVEYING/GOVERNMENT RELATIONS

EXHIBIT "B-1"

PARCEL 8 DATA TABLE

	BEARING/DELTA	RADIUS	LENGTH	TANGENT
①	N72°17'04"W		114.00'	
②	N17°42'56"E		19.50'	
③	N72°17'04"W		80.97'	
④	N10°02'04"W		33.92'	
⑤	N46°13'36"W		160.50'	
⑥	S43°46'24"W		300.00'	
⑦	S46°13'36"E		18.00'	
⑧	S43°46'24"W		30.00'	
⑨	S46°13'36"E		73.13'	
⑩	28°14'31"	213.87'	105.42'	53.80'
⑪	N71°59'38"E		18.00'	
⑫	N43°46'24"E		39.62'	
⑬	S46°13'36"E		59.32'	
⑭	24°09'41"	332.63'	140.27'	71.19'
⑮	S12°59'51"E		39.93'	
⑯	N77°00'09"E		60.00'	
⑰	S73°28'34"E		118.49'	
⑱	133°48'31"	46.86'	109.45'	109.89'
⑲	N27°17'04"W		19.69'	
⑳	N24°33'03"E(R)		28.52'	
㉑	43°21'46"	157.09'	118.89'	62.46'
㉒	S22°13'18"E		104.53'	
㉓	N67°46'42"E		75.96'	
㉔	N23°58'06"E		61.03'	
㉕	N22°13'18"W		62.28'	
㉖	28°48'30"	278.00'	139.78'	71.40'
㉗	S38°58'12"W(R)		15.02'	
㉘	89°20'47"	3.00'	4.68'	2.97'
㉙	15°32'20"	260.00'	70.51'	35.47'
㉚	N17°42'56"E		62.53'	
㉛	N2°42'56"E		27.75'	
㉜	N17°42'56"E		83.26'	

Paul R. Huddleston, Jr.
 PAUL R. HUDDLESTON, JR., PLS 7063
 EXP. 12/31/10



PLAT OF A PORTION OF AG No. 4
 (AG01020) APN: 943-110-009 (REMOVAL)

PREPARED BY MWB	CHECKED BY MWB	DATE 08/10	SHEET 11 OF 11
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HUNSAKER & ASSOCIATES
 IRVINE, INC
 INLAND EMPIRE REGION
 2900 ADAMS STREET, SUITE A-15
 RIVERSIDE CA 92504 (951)352-7200
 PLANNING/ENGINEERING/SURVEYING/GOVERNMENT RELATIONS

103843

*Ret. to
Clerk of the Board
City*

*Microfilm recording from 4-1-65. Book and page
no longer assigned. Identify by account number
and year of filing.*

RECEIVED FOR RECORD

OCT 14 1970

*45 Min. Past 3 o'Clock
At Request of
Mad West*

Recorded in Official Records
of Riverside County, California

W. W. Dabugh
Recorder
FEE \$ *10.00*

INDEXED

LAND CONSERVATION CONTRACT

COUNTY OF RIVERSIDE, herein called "County" and _____

JOHN POOLE RADIO PROPERTIES, INC.

A California Corporation, Incorporated December 21, 1954

herein called "Owner," mutually agree:

1. This contract is made pursuant to the California Land Conservation Act of 1965, (Government Code, Section 51200, et seq.) and affects the real property described in Exhibit "A" attached hereto and made a part of this contract, which lies within the RANCHO CALIF. NO. 4, MAP NO. 110 Agricultural Preserve.

2. This contract shall take effect on January 1, 1971, and shall remain in effect for an initial term of 10 years.

3. On each anniversary date of this contract, one year shall be added to the initial term unless notice of non-renewal shall be given as provided in Section 51245 of the Government Code. Any notice of non-renewal referring to this contract shall be recorded by the County in the office of the County Recorder whenever the contract is not renewed.

4. This contract may be cancelled only in accordance with Sections 51282, 51283, 51283.3, 51284 and 51285 of the Government Code.

5. When any portion of land subject to this contract is acquired by condemnation of the fee title, or by purchase in lieu thereof, for a public improvement, this contract shall become null and void thereafter as to such portion, and may be amended to correctly reflect the description of any portion not so acquired.

6. In consideration of the execution hereof by County, and the execution by County and other owners within the preserve of similar contracts, the Owner, during the term of this contract, including any renewal period, agrees to use the described land only for agricultural uses and such compatible uses as are

10384

permitted by or pursuant to the Uniform Rules established for the administration of agricultural preserves by Riverside County Ordinance No. 509. Said Uniform Rules are by this reference incorporated in and made a part of this contract.

7. In consideration of the execution hereof by the Owner and the execution of similar contracts by other property owners within the same agricultural preserve, County agrees not to authorize uses, other than uses permitted by or pursuant to said Uniform Rules, within said agricultural preserve, during the term of this contract or any renewal thereof. Nothing herein shall prohibit a change of boundaries of said agricultural preserve to omit lands not subject to such contract or to include additional lands.

8. Any notice to be given to the Owner pursuant to this contract or said Uniform Rules may be sent by U.S. Mail addressed to the Owner at the address shown below the signature of the Owner. Like notices to County may be sent by U.S. Mail addressed to Clerk, Board of Supervisors, Court House, Riverside, California. Either party may change such address by notice to the other.

9. This contract shall constitute a covenant running with the land herein described, and shall be binding upon and inure to the benefit of the heirs, successors and assigns of the parties hereto. This contract may be enforced by either party or by any owner of land within the same agricultural preserve which is subject to a similar contract.

Dated January 1, 1971.

ATTEST:

Donald D. Sullivan, Clerk

By Agnes Hughes
(Seal) Deputy

COUNTY OF RIVERSIDE

By Raymond J. Seely
Chairman, Board of Supervisors

STATE OF CALIFORNIA
COUNTY OF Orange

On Sept. 28, 1970 before me
personally appeared

John H. Poole

OWNER: John Poole Radio Properties, Inc.

~~OWNER:~~ by J.H. Poole, Pres.

~~OWNER:~~

~~OWNER:~~

Mailing Address: 2515 Coast Hwy., suite #4
Corona del Mar, Calif. 92625

Known to me to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same.

Richard L. Alguire

Notary Public
RICHARD L. ALGUIRE
My Commission Expires Nov. 3, 1971

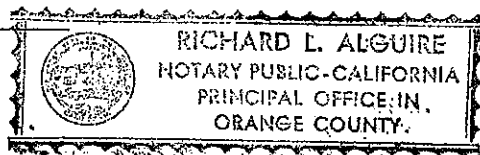


EXHIBIT "A"

RANCHO CALIFORNIA AGRICULTURAL PRESERVE NO. 4, MAP NO. 110

103843

All of that portion of the unincorporated territory of Riverside County, State of California described as follows:

Beginning at a point on the southeast corner of parcel A-8 as shown on Record of Survey 50/68-75 Records of Riverside County at the intersection of said parcel corner with the southwesterly right of way line of Calle Azul Road; Thence southerly on said right of way 1,705.15' to the northeast corner of parcel A-11. Thence, westerly and southerly on 6 courses on the boundary of said parcel A-11 to the southwest corner of said parcel; thence westerly on the northerly right of way line of Rancho California Road 689.65'; Thence north 42° 08' 15" west 399.52'; thence south 72° 53' 38" west 1,281.85'; Thence north 29° 29' 42" east 910.04'; Thence north 48° 50' 33" west 319.91; Thence south 37° 00' 38" west 1,383.97'; Thence south 71° 54' 10" west 482.95'; Thence north 30° 31' 06" west 332.32'; Thence north 87° 52' 00" west 376.99' to the easterly right of way line of La Serena Way. Thence northerly on said easterly right of way line 1,185.54'; Thence north 55° 16' 07" east 439.36', Thence north 21° 39' 04" east 1,770.08' to the southeast corner of parcel A-7 as shown on said R/S; Thence northerly and easterly on the southerly lines of parcels A-7 and A-8 to the point of beginning at the southeast corner of parcel A-8.

ASSESSORS PARCEL NUMBER: 71-82-20-50-140-13 ACREAGE: 225.7 ACRES
 " " 14
 " " 16

